

BK 7246PG001

TRANSFER
TAX
PAID

42-161

WARRANTY DEED

002765

KNOW ALL MEN BY THESE PRESENTS, that **Paul J. Mitchell, Sr.,**
Jeffery D. Mitchell and **William E. Mitchell** all of Waterville, County of Kennebec and
State of Maine in consideration of one dollar and other valuable consideration paid by
Edward L. Atkins Jr., of Waterville, County of Kennebec and State of Maine the receipt
whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto
the said Edward L. Atkins Fr. His heirs and assigns forever, a certain lot or parcel of land
located in the City of Waterville, County of Kennebec and State of Maine bounded and
described as follows:

Lot #35 of the Forest Park Subdivision as shown on a plan entitled "Plan of Forest
Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987,
and recorded in the Kennebec County Registry of Deeds in File #E-87056. Also being
Lot #161 of Map 42 of the City of Waterville Tax Maps.

Reference is made to said plan for a more particular description of the premises
herein conveyed.

This conveyance is made subject to a Declaration of Protective Covenants of
Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and
recorded in the Kennebec County Registry of Deeds in Book 3346, page 320.

Being a portion of the premises conveyed by Apex, Inc. to Jeffrey D. Mitchell,
Paul J. Mithchell, Sr. and William E. Mitchell by deed dated September 10, 1992 and
recorded in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all
privileges and appurtenances thereof, to the said Edward L. Atkins Jr., his heirs and
assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantee, his heirs and assigns, that we are
lawfully seized in fee of the premises; that they are free of all encumbrances; that we

2) Kennebec Fil. Sav.

BK 7246PG002

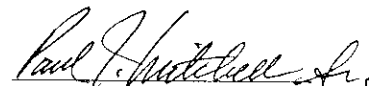
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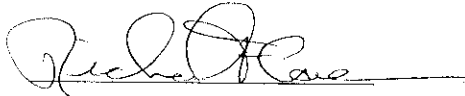
have good right to sell and convey to the said Grantee to hold as aforesaid; and that we
and our heirs, shell and will warrant and defend the same to the said Edward L. Atkins
Jr., his heirs and assigns forever, against the lawful claims and demands of all persons.

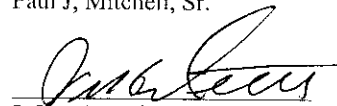
IN WITNESS WHEREOF, we, the said Paul J. Mitchell, Sr., Jeffrey D. Mitchell
and William E. Mitchell have hereunto set our hands and seals this

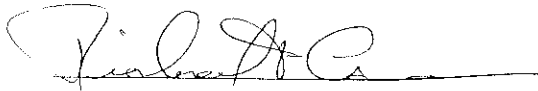
Signed, Sealed and Delivered
in presence of




Paul J. Mitchell, Sr.





Jeffrey D. Mitchell




William E. Mitchell

STATE OF MAINE
KENNEBEC, ss.

Personally appeared the above named Paul J. Mitchell, Sr. and acknowledged the
foregoing instrument to be his free act and deed.

Before me, ¹²⁻²⁷⁻⁰²

Notary Public/Attorney at Law



Printed Name: Richard E. Caran

RECEIVED KENNEBEC SS.

2003 JAN 24 AM 9:00

ATTEST: 
REGISTRAR OF DEEDS